Karen Johnson Davidson County
Batch# 1449623 DEEDWARR
07/21/2026 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260721-0065647

WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,250,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

File #**26-JJ-0010-C**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Timothy M. Dilbeck, Jr. and Caroline M. Dilbeck (NAME)	**Regions Mortgage** (NAME)	
10 Lymington Court (ADDRESS)	**2050 Parkway Office Circle** (ADDRESS)	**160 11 0A 029.00**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	**Hoover, AL 35244** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GARY W. WILLIAMS AND DONNA R. WILLIAMS, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

TIMOTHY M. DILBECK, JR. AND CAROLINE M. DILBECK, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee, being Lot 29, Plan of HEMMINGWOOD, PHASE I, II, III AND IV, as shown on plat of record in Plat Book 6900, Page 6,7, and 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary W. Williams and wife, Donna R. Williams, by Warranty Deed from Marybess Lanier, unmarried, of record in Instrument No. 20090903-0083149, as corrected in Instrument No. 20201016-0120603, in the Register's Office of Davidson County, Tennessee, dated August 31, 2009, and recorded on September 03, 2009.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
*Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEMMINGWOOD, PHASE I, II, III AND IV, as recorded in Plat Book 6, 7 and 8.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 6730, Page 329 as corrected in Book 6948, Page 268 and amended in Book 6892, Page 540; Book 6925, Page 268; Book 7269, Page 387; Book 7474, Page 205; Instrument No. 20130619-0062819 and Instrument No. 20210401-0043070.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10170, Page 584.
*Charter for Heritage Heights Home Owners Association, Inc., recorded as Book 6704, Page 373 as amended in Book 6936, Page 893; Book 7496, Page 163; Book 8762, Page 169; Instrument No. 20160308-0022181 and Instrument No. 20160308-

0022182.
* Common Open Space Deed recorded as Book 6962, Page 404 as re-recorded in Book 7207, Page 84.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **10 Lymington Court, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the **16th** day of **July, 2026.**

Gary W. Williams

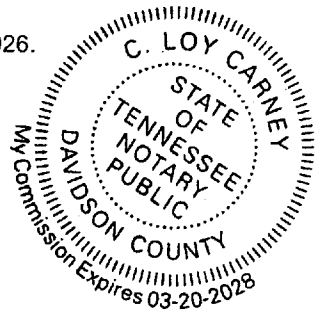
Donna R. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2026, before me personally appeared Gary W. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2026.

Notary Signature
My commission expires:

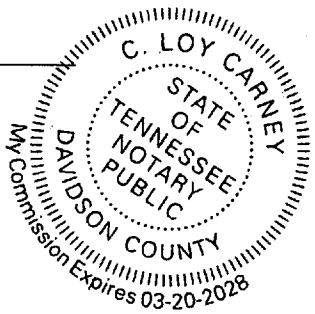


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2026, before me personally appeared Donna R. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/16/26 (date of document).

Affiant Signature

7/16/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

